

## Unique penthouse on the Square Marie-Louise

**€ 545.000**

Square Marie-louise 29, 1000 Brussel

2 100 m<sup>2</sup>



Beautiful Penthouse apartment (+/- 100m<sup>2</sup>) on the 11th floor with a terrace of 60m<sup>2</sup> which has a unique view of the Lake on Square Marie-Louise. The apartment also has a second terrace of 30m<sup>2</sup> at the rear. Spacious living room with parquet flooring and an open fully equipped kitchen both giving onto the front terrace. Night hall with separate toilet and 2 bedrooms (17m<sup>2</sup> & 12m<sup>2</sup>), each with their own bathroom. The apartment also has a large private cellar and 2 parking spaces in the building to be purchased (+ 40.000 €) (parking with elevator system, max height 1M85). Superb location on Square Marie Louise, near Metro Schuman and Maelbeek, European institutions, public transport, shops and restaurants.

## Characteristics

### GENERAL

Address:	Square Marie-louise 29 1000 Brussel
Price:	€ 545.000
Habitable surface:	100 m <sup>2</sup>
Number of bedrooms:	2
Number of bathrooms:	2
Construction year:	1978
Renovation year:	2009
Cadastral income (indexed):	9032
Cadastral income:	€4150

### LAYOUT

Toilet 1:	1 m <sup>2</sup>
Living:	40 m <sup>2</sup>
Kitchen:	9 m <sup>2</sup>
Bathroom 1:	4 m <sup>2</sup>
Bathroom 2:	4 m <sup>2</sup>
Night Hall:	6 m <sup>2</sup>
Bedroom 1:	12 m <sup>2</sup>
Bedroom 2:	17.5 m <sup>2</sup>
Terrace:	60 m <sup>2</sup>
Terrace:	30 m <sup>2</sup>

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## COMFORT

Heating:	Common
Kitchen:	All built-in
Glazing:	Double
Window frame:	Alu
Comfort inside:	Intercom

## EPC

EPC:	210 kWh/m <sup>2</sup>
EPC level:	D-

## ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not yet requested